



# Department of Planning, Housing, & Community Development

**Mayor, Matthew T. Ryan**  
*Director, Tarik Abdelazim*

**Date:** 11 December 2013  
**To:** Commission on Architecture & Urban Design Members  
**Subject:** **23 Front Street – Rear Stair Addition**  
**Tax ID:** 160.55-3-9  
**Case:** CAUD 2013-43  
**Copies:** T. Costello; M. Welch; file

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## **A. Review Requested**

On 10 December 2013, Matt Welch, representing the property owner, submitted an application for Design Review for the property located at 23 Front Street. This property is a designated Local Landmark Property and all exterior modifications must receive a Certificate of Appropriateness; this case does not meet the requirements for an administrative review, so full review by the Commission on Architecture and Urban Design (CAUD) is required.

## **B. Proposal**

The Applicant proposes to remove an existing, non-original exterior stair at the rear of the property and construct an enclosed rear stair addition. The exterior materials of the addition would match the existing materials on the structure. Existing, original windows would be removed from the structure, but would be reused in the addition.

## **C. Property History and Condition**

<b>Year of Construction</b>	ca. 1885
<b>Land Use</b>	Residential
<b>Significance</b>	Known as the Fuller-Meloro house, this large modified shingle-style house was constructed for Emma Fuller, widow of George Fuller. Mrs. Fuller lived in the house until her death in 1936. It was then owned by Anthony and Frances Meloro; the property remained in the Meloro estate until earlier this year. While the house has been modified over the years, it maintains its basic style and many of its character defining features, including several window with unusual configurations (16 over 2 and 12 over 2 being common on the house).

## **D. Staff Findings**

The existing rear stair can be dated to 1948, but is in a deteriorated state. Exterior stair additions can be considered acceptable on historic buildings if they meet certain criteria. The National Park Service Interpreting the Standards bulletin no. 10 addresses these additions. Typically, a new exterior stair has to

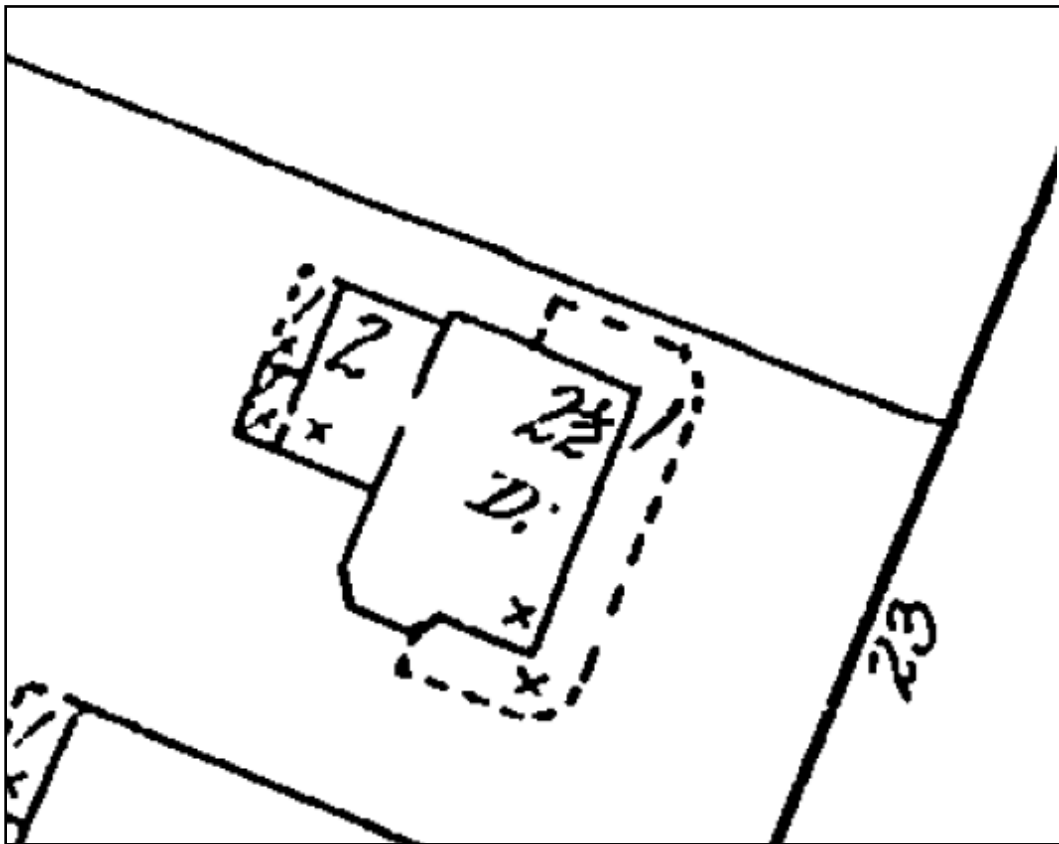
be compatible with the design and character of the building, located on a non-primary façade, and does not destroy character defining features. The addition should also be constructed such that it could be removed without destroying the essential integrity and form of the building. The proposed addition meets these requirements as it is located on the rear of the building, which is not readily visible from the public right-of-way, and is designed to reflect the style of the building. While the proposal does include removal of existing original windows, those windows are being incorporated into the addition.

Additionally, review of the Sanborn maps indicates the existing rear porch is not original to building; and that from at least 1918 through 1950, there was an enclosed addition on the rear of the structure in the approximate location of the proposed addition.

#### **E. Photographs**



Rear of property, photo provided by Applicant



1950 Sanborn, showing the enclosed addition on the rear, next to the porch